

HOMESEEKERS ON WAY TO FORDHAM

Many New Apartment Houses on Heights Already Leased.

CENTRE TO BE IN SUBWAY SYSTEM

Cost of Construction Work Launched This Year Totals Many Millions.

Millions have already been spent this year in erecting apartment houses on Fordham Heights, one of the most interesting and rapidly growing residential sections of the Bronx. Furthermore, it has the distinction of being just at present a place with a greater volume of home building than any other part of this city. This is not due to a speculative building flurry of the wildest kind, but it is the result of the stupendous dual subway system tasks that are being carried out, and that will bring every block of this center within the rapid transit system of the metropolis. Therefore, this territory of unexploited healthfulness and unusual charms for home builders is opening up to thousands of persons who previously could not find suitable accommodations in this center, and if they would not have been able, owing to inadequate transit links, to live there.

Just as predicted some months ago, the drift of home-seekers to the Fordham Heights section has already set in strong. And with each succeeding day there are increasing and unmistakable signs that there will be few vacant apartment house suites in the new

apartment houses when the first snow of the winter season falls. Quite a number of the new houses had a few weeks ago waiting lists of applicants, and since then more houses have been completely rented, and their lists of applicants are large.

If the majority of city residents who are apartment house dwellers were aware of the splendid building transformation that has taken place in the center and what a great beneficiary the section will be under the dual subway plan it is likely that there would be a demand for Fordham Heights homes that it would require the services of nearly all the big speculative construction men in town to meet it promptly or as quickly as possible. The truth is that old Gotham is so broad and long that only a comparatively small number of its inhabitants have known until recently of the suitability of Fordham Heights as a place for the erection of up-to-date apartment houses. South of Chambers Street there are many landholders who say they have not crossed the Central Bridge or gone over any other route to the West Bronx in many years, and they are no more in touch with reality than the man who lives in the city. On the other hand, there are also south of Chambers Street some brokers who have only journeyed to the south side of the Bronx by way of the Broadway subway. They were not on business bent, but to play golf on the Van Cortlandt links. If scores of real estate men are strangers in this beautiful territory, it is not surprising to meet large numbers of other people who have never set foot on the Grand Boulevard and Concourse, nor seen the artistic and detached frame dwellings that border for miles blocks of University Avenue, nor enjoyed a walk on and near the grounds of the New York University, and who are unacquainted with the Fordham Heights territory.

"The neglect that Fordham Heights suffered up to a few years ago at the hands of the city has been turned into a blessing," is the way a foremost real estate operator has expressed the situation in the West Bronx. There are vast stretches of vacant land in the territory ready for immediate improvement.

REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

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NEAR THE GOAL LONG SOUGHT

United Civic Associations of Queens See Victory in Sight.

MUCH CREDIT DUE TO P. B. LA ROCHE

Recommendation of Organization Favorably Received by Convention.

The Committee on Bill of Rights of the State Constitutional Convention has drafted and referred to the convention amendments to the many proposed amendments to this part of the constitution. The report embodies proposed amendments to sections 4, 5, 6 and 7 of article I of the present constitution. The members of the committee believe the convention should take favorable action. This report was presented to the convention last week, and after a second reading, was referred to the committee of the whole.

The most important part of the report, from the point of view of New York property owners, is the recommendation that the amendments proposed by the United Civic Association of the Borough of Queens, and intended to reform the practice in condemnation and assessment cases, be adopted. Of the seven or eight reforms urged by his association all but two are recommended in the committee's report.

The Committee on Bill of Rights recommends that section 6 of article I of the present constitution be amended by inserting after the clause "no private property shall be taken for public use without just compensation" the following words:

"Property to the extent damaged by change of grade or the building or maintenance of a permanent structure in, over or under an abutting highway shall be deemed to be taken."

By this clause all persons affected in any way by changes of street grades will be entitled to damages. At the present time only the owners of buildings, and then only under special circumstances, can recover damages. If the clause recommended by the committee on Bill of Rights is adopted, all owners, whether of improved property or of vacant lands, will be entitled to damages, nor will it be possible for the City of New York to build elevated structures in streets, as it did in the case of the 155th Street viaduct, without being liable for damages.

The committee also recommends that section 7 of article I be amended by inserting the following clause:

"The cost of any local municipal improvement may be imposed in part or in part upon the private property benefited thereby, by special assessment, which shall be subject to review by the Supreme Court. General benefits shall not be assessed locally and shall include all sums otherwise assessable against property exempted by law and the expenses of the proceeding to which the assessment relates."

The object of this clause is to make the city pay all expenses of condemning property, except the awards for damages. These expenses are now paid by the property owners. Another object is to compel the city to pay for the exemptions of lands within local areas of assessment such as cemeteries.

The committee also recommends that the following clause be inserted in section 7:

"Such compensation shall be paid before such taking, except that where the proceedings are instituted by a civil division of the city, the city may, at its option, pay the compensation in three installments, the first being paid before the taking, and the balance in two equal installments, the last being paid before the taking is completed."

The United Civic Association has been tried before not less than three commissioners or judges. The present constitution provides that they may be tried before a single judge. The United Civic Association thought that it would be safer to trust to the judgment of three men instead of to the judgment of one man. The Committee on Bill of Rights, however, has recommended the adoption of the following clause in this subject:

"When the compensation is not made by the state, it shall be ascertained by the Supreme Court without a jury, or by one or more Supreme Court commissioners or official referees, or, with the consent of the parties, by a jury in the third and fourth judicial departments and such part of the second judicial department not within the City of New York, by not less than three commissioners appointed by a court of record, as shall be prescribed by law."

Just why a distinction should be made between New York City and the rest of the state is not explained. The United Civic Association doing away with the present system of trying cases before temporary commissions of three men appointed by the Supreme Court and paid by the city, but it is thought the organization will vigorously oppose any attempt to have the New York City cases tried before a single judge, commissioner or referee.

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New Home for Realty Board

Will Move Into Building Vincent Astor Is Now Erecting.

The Real Estate Board is to move to the new seven story building Vincent Astor is erecting on part of the old Astor House site, at Broadway and Vesey st.

The board has leased 5,000 square feet in the structure for a term of five years, with a renewal clause from May 1, 1916. It is planned by the board to move into the building before February 20 next, on which date the twentieth annual dinner will be held, and at which time it is expected the membership will have reached 1,000.

The space to be occupied by the board will be on the Vesey st. side, overlooking St. Paul's churchyard. The new quarters will be fitted up with a view to providing every facility for the members and for the constantly increasing scope of the board's work. There will be a main reception room, library, governors' room, offices for the secretary and the executive secretary, managers' room and office staff, reception rooms

for members and their clients, record room, etc.

In 1896 the Real Estate Board of Brokers was organized, with William H. Folsom as its first president. It was located at 59 Liberty Street, the home of the old exchange.

In 1898 the board moved to the Trinity Building, at 111 Broadway. This building was demolished in 1904 to make way for the present Trinity Building, and the board moved to the old Borel Building, at 115 Broadway. When that building was torn down, in 1906, another move was made to the Haight Building, 156 Broadway, and from there the board moved back, in 1910, to the present location in the old United States Realty Building, at 115 Broadway, built on the site of the old Borel Building. The Real Estate Board of Brokers was incorporated in 1908.

On June 26, 1913, at a special meeting amendments to the constitution were made and the name changed to the Real Estate Board of New York. Association members were admitted and other restrictions to legitimate growth were removed.

In October, 1914, membership in all classes had grown to 938. Since then it has increased to 939.

suited buildings are provided to hold the trade centered in that locality.

"The experience of the progressive owner of 16 Warren st. should be a valuable object lesson to the downtown market," says a well known real estate broker. "The owner had an old type, 25 by 100 feet building with 'good enough' appurtenances, including a steam elevator. He believed, however, that a building having the best of everything and equal to a new building would be a better investment. He sold the old building and established his revenue on a secure basis. The building is nearly finished, and the Cross & Brown Company has within the last week closed a lease for the new building on a 90 per cent rental basis. One of the tenants of this building had decided to move uptown, but found he could get what he needed in Warren st., and closed a lease for five years."

OFFER LOTS NEAR OCEAN

200 Manhattan Beach Parcels To Go at Auction.

Approximately 200 of the lots at Manhattan Beach, along the line of the Sheepshead Bay trolley system, with frontages on West End av., Shore Boulevard, Oriental Boulevard, Hampton av., Amherst st., Beaumont st. and Emmons av., the last named having an additional frontage on Sheepshead Bay, will be sold at auction this autumn.

The lots are part of the Manhattan Beach holdings, and were acquired some years ago when the property was first opened for development by the Beaumont Realty Company, the interests of which are to be closed out at this sale.

OLD DISTRICT STILL IN FAVOR

Boston Concern and Ward Shoe Company Lease Duane St. Space.

Gratifying evidence that the old shoe district is still in favor was seen recently when the downtown office of Cross & Brown leased the store and basement at Nos. 121 and 123 Duane st., containing 15,000 square feet of space, to a large Boston shoe house, and also leased, with J. N. Kelley & Son, 17,500 square feet of space in the same building to the Ward Shoe Company. Further assurance that important houses are anxious to remain on Duane st., east of Hudson st., provided they can get modern and larger buildings was also lately given by a large rubber house having a group of old buildings recently remodelled for its permanent use. Until recently there was an erroneous idea in realty circles that the shoe trade was leaving this old center in the City of New York, and that the shoe trade was leaving this old center in the City of New York, and that the shoe trade was leaving this old center in the City of New York.

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7 rooms and 1 bath... \$1,500—\$1,800
3 rooms and 1 bath... \$900

103 East 75th St. At Park Ave.
7 rooms and 3 baths (duplex)... \$2,000
7 rooms and 3 baths... \$2,500

104 E. 40th Street At Park Ave.
2, 5 and 6 rooms, 1 and 2 baths.
\$1,000—\$2,500

161 East 79th St. New Building
7 and 8 rooms, 3 baths... \$2,000—\$2,700

144 E. 56th St. The Wellesbourne
6, 7 and 8 rooms and bath.
\$1,100—\$1,800

535 Park Avenue Cor. 61st St.
6 and 7 rooms, 1 and 2 baths.
\$2,000—\$2,500

49 West 57th St. The Soncy
8 and 9 rooms, 1 and 2 baths.
\$1,800—\$2,000

829 Park Avenue Cor. 76th St.
6, 7 and 8 rooms, 2 and 3 baths.
\$1,400—\$2,800

56-62 W. 58th St. Blenheim & Biltmore
8 rooms and 2 baths... \$1,500—\$1,800

1190 Madison Ave. Cor. 87th St.
7 rooms and bath... \$850—\$1,200

WEST SIDE

110 Riverside Drive Cor. 83d St.
8 and 9 rooms, 2 baths... \$1,900—\$2,000

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8 rooms and bath... \$1,800

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On 188th St., Valentine, Creston, Briggs, Morris, Tiebout Aves. and the 200-ft. wide Grand Boulevard and Concourse.

High and Public Schools, Universities, Churches and Parks of the magnificent order.

TRANSIT FACILITIES—6th & 9th Ave. El. Roads to 155th St., the Jerome Ave. trolley to Fordham Road and walk east to Concourse, or 3rd Ave. El. to Fordham Road, walk west to Concourse; or Broadway Subway to 207th St. and Cross-town Car to the Concourse. Also by way of the N. Y. C. R. R. (Harlem Division), Tremont or Fordham Station, only 20 min. ride from Grand Central. The new Elevated on Jerome Ave., now being completed, will make direct connections with 6th & 9th Ave. Express Trains.

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THE SEVILLIA, Apartment Hotel,

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Apartment of two rooms and bath, unfurnished, from October 1.

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